

Approved 10.15.2015
Posted 10.19.2015

ZONING BOARD OF APPEALS
25 Green Street
IPSWICH, MASSACHUSETTS
Meeting Minutes
September 17, 2015

Pursuant to a written notice posted by the Town Clerk and delivered to all Board members, the Ipswich Zoning Board of Appeals held a meeting on Thursday September 17, 2015 at 7:30 p.m. at the Town Hall, in room A. Members attending were Chairman Robert Gambale, Roger LeBlanc, Lewis Vlahos, William Page, Associate Members Robert Tragert and Becky Gayton. Also, Administrative Assistant to the Board, Marie Rodgers. Member Benjamin Fierro was absent with prior notice.

Citizen Queries: there were none

Public Hearings:

91 North Ridge Road; Map 15D Lot 77. **Christopher Haynes** requests a **Special Permit** and/or **Variance** pursuant to Sections II-B, Non-conforming structures; VI-B - Table of Dimensional and Density Regulations; XI-J, and XI-K for relief of no more than 50% of the required minimum from side setback of 10-feet, to build a (26.6' x 10.6") deck on the right side of the single family dwelling. Chairman Gambale announced this Petition was withdrawn by the Petitioner in a letter dated 9/16/2015. (hereby incorporated by reference)

1 Eagle Hill Road; Map 15C Lot 63. **James Cornacchio and Clare Culhane** requests a Special Permit and /or Variance pursuant to Sections II-B.2, Non-conforming structures; VI.B - Table of Dimensional and Density Regulations; XJ.2 and XI.K for relief of no more than 50% of the required minimum to reduce the front yard setback from 35' to 21' for the construction of two story, two car garage.

Chairman Gambale read the legal notice, opened the public hearing. Ken Savoie Architect was present representing the Petitioners who were present as well. The property is located in RRA district and comprises .283 acres of land. The Board and Mr. Savoie discussed the layout of the property. The lot is triangular in shape with frontage on Eagle Hill Road and frontage on Jeffreys Neck Road. The side lot line abuts #3 Eagle Hill Road and is the only direct abutter that could be used in determining the average.

The bylaw was cited; footnote 1 to Table of Dimensional and Density Regulations and deliberated as to what is counted as average front setback of the principal buildings on abutting lots within two hundred and fifty (250) feet of each lot line facing the same street and located within the same area or district.

Options were discussed, including the request for a Variance; Mr. Savoie and the Petitioners stepped out of the meeting room briefly to confer. Upon their return Mr. Savoie requested to continue the public hearing until the next regularly scheduled meeting of the ZBA, to be held on October 15, 2015. The Board agreed.

In accordance with the revised Open Meeting Law effective July 1, 2010 all documents and exhibits used by the Appeals Board in an open session are listed below: Petition and associated documentation.

New Business:

The Board received registration information on an upcoming workshop for Chapter 40B

Old Business:

All board members have reviewed two video tapes: Zoning and Public meetings; contributing to the MIIA rewards insurance credits.

Approval of Minutes:

Mr. Gambale moved to approve meeting minutes of 8.20.2015. Mr. LeBlanc seconded, the motion passed unanimously.
(meeting minutes hereby incorporated by reference)

Adjourn - As there was no further business, the Board unanimously voted to adjourn at 8:35 p.m.

Respectfully Submitted,

Marie Rodgers

These minutes were approved by the Board on October 15, 2015.